

**CITY OF SEQUIM
PLANNING COMMISSION MINUTES
SEQUIM CIVIC CENTER
152 WEST CEDAR STREET
SEQUIM, WA
July 5, 2016**

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE & ROLL CALL:**

Present: Mahalick, Sterhan, Wiseman, Wendt, Janisse
Absent: Protze and Thompson.

2. **APPROVAL OF MINUTES: June 21, 2016**

Minutes of June 21, 2016 unanimously approved.

3. **ITEMS FROM THE PUBLIC NOT ALREADY ON THE AGENDA**

4. **PUBLIC MEETINGS:**

Chair Mahalick stated the agenda will be changed to present item 4b prior to 4a for the convenience of staff.

b. **Security measures for PW facilities (SMC 18.24.140)**

David Garlington, Public Works Director, addressed a requested code amendment relating to fencing options at City-owned public facilities. The code changes will allow for chain link fences so facilities can be seen. The code section to be amended is SMC 18.24.140. Similar changes were recently made for park fences.

There was brief discussion concerning the color the fences. The changes to chain link fences do not apply to homeowners. In response regarding chain link fences, Sterhan feels for the first year homeowners' wooden fences look good for the first year, but after they have weathered and aged, they need maintenance and are not pleasing to look at. Hugo said this will be revisited in the future.

Mahalick feels we need a permitting system to go with building fences.

MOTION to recommend adoption by the City Council of proposed amendments to SMC 18.24.140 relating to infrastructure security fixtures by Wendt; second by Sterhan. Motion passed 5-0.

a. Zoning code update: R-II Zone standards (SMC 18.20.020 A.)

Hugo stated with the adoption of the 2015-2035 Comprehensive Plan the City's development regulations need updating to implement the new Plan's directions on growth and character of development. The update process starts with proposed amendments to the most geographically-prevalent zone classification, R-II Single Family Residences. These changes are to update the zone to enable things that are not included and excluded those things contrary to the plan. The new Plan is explicit about promoting single-family neighborhoods and the density, physical form, and characteristics of development that define them.

Hugo reviewed the proposed changes to the code. The Comp Plan land use map was shown.

Mahalick was concerned about agricultural use and whether it would be grand-fathered use.

It was suggested to condense paragraph A.1 regarding group homes.

There was discussion concerning electric vehicle stations and amateur radio antennas.

Hugo explained the law on manufactured homes within the City. There is concern about the confusing definitions of "mobile home" and "manufactured home."

The dimensional table was described by Hugo with review of the changes.

There was discussion concerning garages being accessed via alleys or front yard driveway. The proposed change to 18.59.020 requires the garage to be no closer than the front setback of the house.

MOTION to recommend adoption by the City Council of proposed amendments to SMC 18.20.020, 18.44.060 and 18.59.020 to implement policy directions of the Comprehensive Plan for Single Family Residential Uses by Wendt; seconded by Janisse. Passed 5-0.

5. NEW BUSINESS

6. UNFINISHED BUSINESS

a. Zoning Update Focus Groups

Hugo stated it is been a challenge to pull together focus groups, especially finding the basic citizen who has interest.

7. DIRECTOR'S REPORT

Hugo reminded the Commission of the land use training with Carol Morris on July 20 at 5:30 pm.

8. GOOD OF THE ORDER

Sterhan asked about attending the Legacy Ridge meeting on July 21 put on by the developers. They are being proactive for the future changes and concerns of the neighbors. There was discussion that it would be best if the Commission did not attend that meeting due to possible conflicts of interest.

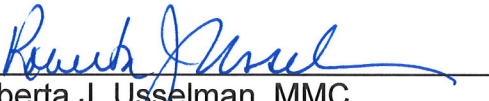
Hugo described the proposed preliminary plat approval process.

Dennis Smith, Mayor, spoke about concerns of appearance of fairness and conflict of interest that could occur if the Legacy Ridge meeting is attended by Commissioners or Council.


9. ADJOURNMENT

Meeting unanimously adjourned at 8:08 pm.

Respectfully submitted,



Roberta J. Usselman, MMC
Deputy City Clerk



Karen Mahalick
Chair